OCEAN BLUFF ENCINITAS

Proposed Ocean Bluff Development, Encinitas—A Neighbor's View

Existing Homes in Contiguous Neighborhood: **63** [1]
Planned Homes Ocean Bluff Way Lot: **27**
Ocean Bluff will add **43% more housing units** on roughly **10% as much land** (eyeball guesstimate) [2]

Positioned at the far north end of the neighborhood, Ocean Bluff will produce daily traffic that immiserates its two narrow access roads: Bracero and Requeza.

Average 10 daily car trips per household [3]
27 houses = 270 car trips/day (540 passbys if out and backs are counted)

Yet Ocean Bluff will be securely insulated from noise, pollution, and stress its daily car traffic imposes on hundreds of existing neighbors.

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[1] The immediate neighborhood around Ocean Bluff is a low-density oval served by two narrow access roads.
Orchidia, 22 homes
El Dorado, 21 homes
Ocean Bluff, 9 homes
Requeza (725-885), 11 homes
This map shows the contiguous neighborhood based on common sense.

[2] All nearby streets will be impacted by OB's additional 270 daily car trips, especially Bracero, Nardo, Requeza and Melba. We oppose the excessive planned harms upon all. For planning and density purposes, however, the Oval formed by Orchidia, El Dorado, and Requeza is is a distinct and contiguous neighborhood.

[3] Encinitas Traffic Management Program Jan. 2024 p. 3
https://archive.encinitasca.gov/WebLink/PDF10/7437935a-8634-4840-b009-194ea365f6fe/840928